

HOLD FOR FIRST AMERICAN TITLE



98051175

WARRANTY DEED

TAX KEY # 35-419-45 UNIT# 26

THIS INDENTURE WITNESSETH, THAT MELISSA J. BROWN

OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT TO ANITA Y. MIRELES

OF LAKE COUNTY, STATE OF INDIANA, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 07 1998

SAM ORLICH
AUDITOR LAKE COUNTY



IN WITNESS WHEREOF, THE SAID MELISSA J. BROWN

HAVE HEREUNTO SET HER HAND AND SEAL, THIS 19 DAY OF June 1998

Melissa J. Brown (SEAL) _____ (SEAL)
MELISSA J. BROWN (SEAL) _____ (SEAL)

STATE OF INDIANA, COUNTY OF LAKE, SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MELISSA J. BROWN AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF JUNE, 19 98

MY COMMISSION EXPIRES: 7/11/01

Beth A. Kolbert
BETH A. KOLBERT NOTARY PUBLIC

SEND TAX STATEMENTS TO: 3546 170TH PLACE, HAMMOND, IN 46323

THIS INSTRUMENT PREPARED BY: NICHOLAS J. PADILLA #19513-45
1948 DAVIS AVE.
WHITING, IN 46394

000506

NO LEGAL OPINION RENDERED

1300
FA

LEGAL DESCRIPTION

PARCEL 1: BEING A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTH 0 DEGREES, 05 MINUTES, 52 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID LINE ALSO BEING THE CENTERLINE OF GRAND AVENUE, A DISTANCE OF 982.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE 103.59 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 57.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 42.67 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.50 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 42.67 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

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PARCEL 2: BEING A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 0 DEGREES 05 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID LINE ALSO BEING THE CENTERLINE OF GRAND AVENUE, A DISTANCE OF 982.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 87.69 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 34.66 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 0 DEGREES, 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 0 DEGREES, 43 MINUTES 48 SECONDS EAST A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

a/k/a 3546 170TH PLACE, HAMMOND, IN 46323

SUBJECT TO THE FOLLOWING:

- 1) The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 2) Taxes for the year 1997 payable 1998, and all subsequent years;
- 3) Defects, liens, encumbrances, and adverse claims of records, if any;
- 4) Roads and highways, streets and alleys; and
- 5) Limitation by fences and/or other established boundary lines.